



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: October 1, 2010

**PUBLIC NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT
REPORT**

INTERNAL ORDER No. 11001373

The CITY OF SAN DIEGO (City) as the Lead Agency under the California Environmental Quality Act (CEQA) has determined that preparation of a Program Environmental Impact Report (PEIR) will be required for the **OTAY MESA COMMUNITY PLAN UPDATE**, as described below. A previous Notice of Preparation (NOP) was issued on May 12, 2004 for a Master EIR that described the project as a comprehensive update of the Otay Mesa Community Plan with major revisions focusing on redesignating land uses and describing the primary changes within specific neighborhoods. On September 12, 2006, a second NOP was issued for a Program EIR to evaluate and analyze equally three Land Use Scenarios for the community plan which included a range of land use intensities within the planning area. Based on the work and analysis done to date, the City has determined to revise and narrow the scope to study a single, consensus scenario. At this time, the City has decided to issue a new NOP for a PEIR for the update in order to give interested agencies and members of the public an additional opportunity to participate in the CEQA process. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego web-site at the location noted below on **October 1, 2010**.

City website: <http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>. The City has also determined that a new scoping meeting will not be required for the current activity

NOTICE OF PREPARATION (NOP) COMMENT PERIOD: Written comments from responsible and trustee agencies, the public, and interested parties on the scope and content of the draft EIR must be received by Development Services Department no later than 30 days after receipt of this notice (**November 1, 2010**). Please send your written comments to the following address: **Myra Herrmann, Senior Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or **e-mail your comments to DSDEAS@sandiego.gov referencing the Project Name (Otay Mesa Community Plan Update) and Project Number (30330) in the subject line.** A draft Program EIR incorporating public input will then be prepared and distributed for public review and comment in accordance with CEQA.

RESPONSIBLE AND TRUSTEE AGENCY: Pursuant to CEQA Section 15082(b), the City requests your input on the scope and content of the environmental information pertaining to your agency's statutory responsibilities in connection with this project. Your agency may need to use this EIR prepared by our agency when considering any permit or other approval for the project.

GENERAL PROJECT INFORMATION:

- Project Name/No. **OTAY MESA COMMUNITY PLAN UPDATE/30330**, SCH No. **2004051076**
- Community Plan Area: **OTAY MESA**
- Council District: **8**
- Applicant: **CITY OF SAN DIEGO, CITY PLANNING AND COMMUNITY INVESTMENT DEPARTMENT**



THE CITY OF SAN DIEGO

SUBJECT: CITY COUNCIL APPROVAL of a comprehensive update of the 1981 Otay Mesa Community Plan (Plan), and the Otay Mesa Development District Ordinance zoning regulations. The update includes modifications to the various elements of the Plan to incorporate current planning policies and practices in the City of San Diego, as well as to make the Plan reflective of the substantial land use changes (e.g., adopted alignment of SR-905) that have occurred over the last twenty-five years. The Otay Mesa community encompasses approximately 9,300 acres in the southeastern portion of the City of San Diego. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east and the US/Mexico border and the City of Tijuana on the south.

The updated Otay Mesa Community Plan would provide a long-range, comprehensive policy framework for growth and development in Otay Mesa over the next 20 to 30 years. Guided by citywide policy direction contained within the General Plan (adopted by the City Council on March 8, 2008), the updated community plan will identify a land use strategy with new land use designation proposals to create villages, activity centers and industrial/employment centers along major transportation corridors, while strengthening cultural and business linkages to Tijuana, Mexico via the Otay Mesa Port of Entry, as well as other enhancements to the existing planning area. The Otay Mesa Community Plan Update (Project) will be consistent with and implement the City's General Plan and will include the following 8 elements: Land Use and Community Planning; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Historic Preservation; and Noise. In conformance with CEQA Section 15152, the environmental analyses for the draft PEIR would "tier" from the General Plan Final PEIR (Project No. 104495/ SCH No. 2006091032) and will incorporate by reference the general discussions disclosed in this certified environmental document. The General Plan Final PEIR is available for public review at the City of San Diego Development Services Center, 1222 First Avenue, San Diego, CA 92101, and on the City's website at: <http://www.sandiego.gov/planning/genplan/peir.shtml>.

The Project contemplates land use designations that support a fully integrated circulation system which includes, but is not limited to, high frequency transit and/or public transportation. Circulation changes (i.e., roadway deletions, reclassifications, and alignment modifications) would involve primarily Siempre Viva Road, Beyer Boulevard, Otay Mesa Road, Old Otay Mesa Road, Airway Road, Heritage Road (north and south of SR-905), Cactus Road, Britannia Road, La Media Road, Otay Valley Road, and Lonestar Road. Moreover, the Project will take into account the approved alignment for SR-905, which is different from that assumed in the existing community plan. A community-serving drainage facility in the southeastern portion of the planning area also would be included for consideration, as well as identification of locations for a variety of public facilities, including schools, parks, a library, fire and police stations.

As depicted in the attached Draft Land Use Map and the Land Use Summary Table below, the project would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses. Modified industrial and commercial land use designations also are included that

are similar to the industrial intensity found in the adopted community plan. The International Business and Trade would be the dominant industrial land use in this scenario. Other features of the project include:

- Increasing housing unit yield in the southwestern residential areas
- Creating a village center in an area south of SR-905 and west of Britannia Boulevard
- Designating a corridor of Business Park industrial uses along SR-905
- Seeking to enhance the image of the community along SR-905 with flex space and corporate office users flanking the freeway
- Encouraging outdoor storage and heavy industry uses to shift to the border area

LAND USE SUMMARY TABLE

Land Use Categories	Adopted Community Plan	Proposed Community Plan Update
Residential	1,258 ac	745 ac
Single dwelling unit detached	4,800 dus	4,273 dus
Multiple dwelling unit and attached	7,600 dus	14,501 dus
Residential Areas w/Village Centers	---	716 ac
Commercial	457 ac	320 ac
Industrial	2,885 ac	2,399 ac
Institutional	1,027 ac	1,163 ac
Parks and Open Space	2,594 ac	2,888 ac

SOURCE: City of San Diego City Planning and Community Investment Department, July 10, 2010.

Alternatives: Preparation of the DEIR will include an analysis of a reasonable range of alternatives which avoid or mitigate the plan update's significant environmental impacts. These alternatives will be identified and discussed in detail, and address all significant impacts. The alternative's analysis will be conducted in sufficient graphic and narrative detail to clearly assess the relative level of impacts and feasibility. Preceding the detailed alternatives analysis will be a section entitled "Alternatives Considered but Rejected." This section will include a discussion of preliminary alternatives that were considered but not analyzed in detail and the reason for rejection should be explained. The following three alternatives will be considered in the Program EIR:

A. THE NO PROJECT ALTERNATIVE

This alternative will analyze a continuation of the existing conditions of Otay Mesa Community Plan at the time the NOP is published, and what would be reasonably expected to occur in the foreseeable future if the Project were not approved (current community plan). This alternative will compare the projected impacts of the change that would result from Project approval against impacts that would occur under the existing plan. Should the No Project Alternative prove to be the environmentally preferred alternative, then CEQA requires that another environmentally preferred alternative be identified for the Project.

B. REDUCED BIOLOGICAL IMPACTS ALTERNATIVE

This alternative would be fully consistent with the Environmentally Sensitive Lands Regulations and consistent with the encroachment allowances permitted by the Environmentally Sensitive Lands ordinance for steep slopes, wetlands, and sensitive biology and consistent with the Historical Resources Regulations for archaeological sites, without the need for deviations or variances.

C. REDUCED DEVELOPMENT ALTERNATIVE

This alternative shall consider the impacts of a reduced project which includes a land use plan and policies that reduce significant impacts such as, but not limited to, biological resources, transportation/circulation, air quality, greenhouse gases, historical resources, etc.

Recommended Finding: Pursuant to Section 15060(d) of the CEQA Guidelines, the proposed project may result in significant environmental impacts in the following areas: *Land Use, Biological Resources, Transportation/Circulation/Parking, Noise, Historical Resources, Aesthetic/Visual Resources/Community Character, Hydrology/Water Quality, Geology/Soils, Paleontological Resources, Public Services and Facilities (Police, Fire/Life Safety, Libraries, Parks, Recreational Facilities, and Schools), Public Utilities (Water Supply, Wastewater, Storm Water, Solid Waste, and Energy), Air Quality, Greenhouse Gases, Growth Inducement, Health and Safety, Population and Housing, and Cumulative Impacts.*

Availability in Alternative Format: This information is ALSO available in alternative formats for persons with disabilities. To request this notice in an alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). **Additional Information:** Contact Senior Planner, Myra Herrmann at (619) 446-5372 or mherrmann@sanidiego.gov for any information regarding the environmental review of this project. For other information regarding the Community Plan Update process or public meetings/hearings on this project contact the Senior Planner, Theresa Millette, at (619) 235-5206 or tmillette@sanidiego.gov. The draft OMCPU can be viewed online at: <http://www.sanidiego.gov/planning/community/profiles/otaymesa/cpu/>

Attachments: FIGURE 1: Otay Mesa Community - Location Map

FIGURE 2: Otay Mesa Community Plan Land Use Map

Distribution: SEE ATTACHED

Cecilia Gallardo, AICP, Assistant Deputy Director
Development Services Department



FIGURE 1
Regional Location



Otay Mesa Community Plan Land Use Map

DRAFT

General Land Use Categories

Parks, Open Space, and Institutional

- Open Space
- Parks
- Institutional

Village Centers

- Neighborhood Village
15 - 29 du/ac
- Community Village
30 - 45 du/ac

Residential

- Residential - Very Low
0-4 du/ac
- Residential - Low
5-9 du/ac
- Residential - Low Medium
10-14 du/ac
- Residential - Medium
15-29 du/ac
- Residential - Medium High
30-44 du/ac

Commercial - Residential Prohibited

- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Heavy Commercial
- Visitor Commercial
- Office Commercial - Residential Permitted
0 - 44 du/ac

Industrial - Residential Prohibited

- Business Park - Office Permitted
- Light Industrial
- International Business and Trade
- Heavy Industrial
- Business Park - Residential Permitted
15 - 60 du/ac

Overlays

- Potential School Area
- Potential Park Area
- Potential Drainage Facility
- U.S. Government Facility
- Brown Field Boundary
- Community Plan Boundary



THE CITY OF SAN DIEGO CITY PLANNING & COMMUNITY INVESTMENT

"This land use plan scenario is one of three that has been prepared by the City for further analysis and public input."

Portions of this product may include geographic information copyrighted by Esri, Inc. All Rights Reserved.



40

Area 1: 2000
Area 2: 1000

10

Scale: 1" = 1,000 Feet

NOTICE OF PREPARATION PUBLIC REVIEW DISTRIBUTION:

U.S. Government

- Federal Aviation Administration (1)
- Department of Transportation, Region 9 (2)
- Naval Facilities Command, Southwest Division (8/12)
- Environmental Protection Agency (19)
- Border Patrol (22)
- Fish & Wildlife Service (23)
- Army Corps of Engineers (26)
- Department of Agriculture - Natural Resources Conservation Services (25)

State of California

- State Clearinghouse (46A)
- Caltrans Planning, District 11 (31)
- Department of Fish & Game (32)
- Integrated Waste Management Board (35)
- CAL EPA (37A)
- Department of Toxic Substance Control (39)
- Department of Parks & Recreation (40)
- Office of Historic Preservation (41)
- Resources Agency (43)
- Regional Water Quality Control, Region 9 (44)
- Air Resources Board (49)
- Office of the Attorney General (50)
- Caltrans, Division of Aeronautics (51)
- Transportation Commission (51A)
- Native American Heritage Commission (56)
- Highway Patrol (58)
- California Energy Commission (59)

County of San Diego

- Air Pollution Control District (65)
- Planning and Land Use (68)
- Parks & Recreation Department (69)
- Department of Public Works (72)
- Water Authority (73)
- Department of Environmental Health (75)
- Land & Water Quality Division (76)
- Chuck Tucker (232)

City of San Diego

- Mayor's Office (91)
- Jay Goldstone - Chief Operating Officer (MS 11)
- David Jarrell - Deputy Chief Operating Officer for Public Works (MS 9A)
- Council President Hueso, District 8 (MS 10A)
- Councilmember Lightner, District 1 (MS 10A)
- Councilmember Faulconer, District 2 (MS 10A)
- Councilmember Gloria, District 3 (MS 10A)
- Councilmember Young, District 4 (MS 10A)
- Councilmember DeMaio, District 5 (MS 10A)
- Councilmember Frye, District 6 (MS 10A)
- Councilmember Emerald, District 7 (MS 10A)

City of San Diego (Continued)

Development Services Department

Kelly Broughton, Director
Cecilia Gallardo, Assistant Deputy Director
John Fisher - Project Manager
Victoria Huffman – Transportation Review
Gary Geiler - Planning Review
Ron Carter – Fire Plans Officer (MS 401)
Patrick Thomas – Geology Review
Martha Blake – EAS Senior
Anna McPherson – EAS Senior

City Planning and Community Investment Department

William Anderson - Director
Theresa Millette - Long Range Planning (MS 4A)
Tait Galloway - Airport Review (MS 4A)
Jeanne Krosch - MSCP (MS 5A)
Jeff Harkness - Open Space Parks Review (MS 5A)
Kelley Stanco - Plan Historic (MS 5A)
Deborah Sharpe – (MS 5A)

Fire and Life Safety (79)

Jose Lopez - Assistant Fire Marshal (MS 603)
Frankie Murphy - Deputy Fire Chief (MS 603)

Charles Dunnigan – Police Department (MS 733)

Steve Fontana - ESD (80)

Library Department – Gov't Documents (81)

Environmental Services Library (81J)

Otay Mesa-Nestor Branch Library (81W)

San Ysidro Branch Library (81EE)

Real Estate Assets Department (85)

James Barwick – Director (MS 51A)
Michael Tussey – Airports Division (MS 14)
Christian Anderson – Airports Division (MS 14)
Roy Nail – (MS 34)

Engineering & Capitol Projects Department (86)

Linda Marabian – (MS 608)

Public Utilities Department

Water Review (86A)
Wastewater Review (86B)
Nicole McGinnis (MS 906)
Ann Sasaki (MS 901)

Historical Resources Board (87)

Park and Recreation – Open Space Division (89)

Wetland Advisory Board (91A/MS 908A)

General Services Department (92)

Environmental Services Department (93A)

Tom Tomlinson - Facilities Financing (93B)

Office of the City Attorney (93C)

Transportation Department (MS 609)

Other Individuals or Groups

City of Chula Vista (94)
SANDAG (108)
San Diego County Regional Airport Authority (110)
San Diego Transit (112)
San Diego Gas & Electric (114)

MTS (115)
Chula Vista School District (118)
San Diego Unified School District (125)
San Ysidro School District (127)
San Diego City Schools (132)
San Diego Community College District (133)
University of California San Diego Library (134)
San Diego Daily Transcript (135)
Union-Tribune City Desk (140)
Metro News (141)
San Diego Chamber of Commerce (157)
Building Industry Federation (158)
San Diego Convention & Visitors Bureau (159)
Back Country against Dumps (162)
Sierra Club, San Diego Chapter (165)
Neighborhood Canyon Creek & Park Groups (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167/167A)
Environmental Health Coalition (169)
California Native Plant Society (170)
San Diego Baykeeper (173)
Ellen Bauder (175)
Citizen's Coordinate for Century III (179)
EC Allison Research Center (181)
Endangered Habitats League (182/182A)
Vernal Pool Society (185)
Local 30 (191)
League of Women Voters (192)
Community Planners Committee (194)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
Clint Linton (215B)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution – Public Notice + Map (225A-R)
 Barona Group of Capitan Grande Band of Mission Indians
 Campo Band of Mission Indians
 Ewiiapaayp Tribal Office
 Inaja and Cosmit Band of Mission Indians
 Jamul Band of Mission Indians
 La Posta Band of Mission Indians
 Manzanita Band of Mission Indians
 Sycuan Band of Mission Indians
 Viejas Group of Capitan Grande Band of Mission Indians
 Mesa Grande Band of Mission Indians
 San Pasqual Band of Mission Indians
 Santa Ysabel Band of Diegueño Indians
 La Jolla Band of Mission Indians
 Pala Band of Mission Indians
 Pauma Band of Mission Indians

Pechanga Band of Mission Indians
Rincon Band of Luiseno Mission Indians
Los Coyotes Band of Mission Indians
Kumeyaay Cultural Heritage Preservation
Industrial Environmental Association – Patti Krebs
Southwestern College
Otay Water District – Robert Scholl
Otay Valley Regional Park CAC (227)
Otay Mesa Nestor Planning Committee (228)
Theresa Acerro (230)
Otay Mesa Chamber of Commerce (231A)
Janay Kruger (233)
Marilyn Pongeggi –City of Chula Vista, Planning Department (234)
Otay Mesa Planning Committee (235)
San Ysidro Planning and Development Group (433)
United Border Community Town Council (434)
Chula Vista Chamber of Commerce
Kaiser Permanente
San Diego County Hispanic Chamber of Commerce
San Ysidro Chamber of Commerce
Tijuana Chamber of Commerce
Tijuana Economic Development Corporation
South County Economic Development Corporation
Regional Economic Development Corporation
California Transportation Ventures (CTV)
Jimmy Ayala, Pardee Homes
Mark Rowson, Land Development Strategies
Richard Sax, Metro Airpark, LLC
Nici Boon, Metro Airpark, LLC
S. Wayne Rosenbaum, Attorney
Jack Gorzeman, ESA
Bobbie Herdes, RECON (Environmental Consultant)